



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** {{item.number}}

**Agenda Date:** April 27, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Highpoint Unit-2D 21-11800514

**SUMMARY:**

Request by Chad Nugent, Ladera, LLC for approval to replat and subdivide a tract of land to establish Highpoint Unit-2D Subdivision, generally located southwest of the intersection of State Highway 211 and Potranco Road. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** April 1, 2022

**Applicant/Owner:** Chad Nugent, Ladera, LLC

**Engineer/Surveyor:** Pape-Dawson Engineers

**Staff Coordinator:** Kelsey Salinas, Planner, 210-207-7898

**ANALYSIS:**

**Zoning:** The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

**Master Development Plan:** 21-11100017, Felder Tract, accepted on August 24, 2021.

**ISSUE:**

**Notices:** To the present, staff has not received any written responses in opposition from the surrounding property owners.

**ALTERNATIVES:**

Per State Law, Section 212.009 and Unified Development Code (UDC), Section 35-432(e), the Planning Commission must approve Plats that conform to State Law and the Unified Development Code.

**RECOMMENDATION:**

Approval of a Replat and Subdivision plat that consists of 41.05 acre tract of land, which proposes ninety-two (92) of single-family residential lots, one (1) non-single family residential lots, and approximately three-thousand two-hundred five (3,205) linear feet of public streets.